

# DRAFT

## Minutes

### Alameda Southridge Owners Association

Annual meeting- November 9, 2023

The annual meeting was called to order at 6:40 pm by President Wade Echtenkamp at Las Cruces Association of Realtors, 150 E. Idaho. Board members present: Wade Echtenkamp, Gary Goodrich, Kieran Ryan, and Betty Zwilling Property Manager. Absent was Brenda Crook, Secretary. Also present were the following members: Ronald Deplazza, Janet Flores, Mark Kaczmarek, Jeff Schwehn, Lehman Barnes, Kyle Moberly, Jack Pruett, Gloria Hacker, Debra A Echtenkamp, Russell Fitzroy, Wendy Pecchi, Amelia Clement and and with proxies, Wade Echtenkamp declared a quorum.

The Minutes of November 10, 2022 annual meeting were approved as written with a motion by Jeff Schwehn and second by Debra Echtenkamp. Motion passed.

President Wade Echenkamp said that he was glad to see more than double those in attendance this year compared to last year. He stated that the recap for the year was that we were pretty much on budget. We have a new property manager, Betty Zwilling, a new landscape company, Wasser and Wasser. Wasser and Wassher uses very little pesticides but instead uses a hoe on the weeds and it is efficient. They have been working on the leaks in the irrigation system and so far have repaired over 160 leaks/breaks in the lines.

Gary Goodrich, our Treasurer stated that we were under budget on several expenses and that we should be finishing the year with approximately \$10,000.00 in profit. Our Reserve balance is \$49,771.70 as of October 31, 2023.

Landscape Committee: This year 11 trees were removed approximately 2-3 months ago at a cost of \$3,000.00. One stump has to be removed that is in a weir at a cost of \$200.00. There is some problem with the irrigation in that some areas doesn't get much water. This seems to occur when there is an electrical outage, the timer doesn't reset correctly but reverts back to the original settings. Sierra Vista said that if we buy 10 trees they would give one so we might check on this when we are ready to buy trees.

Weirs: Some have about one foot deep of dirt that needs to be cleaned out. If a machine was used, it may cause more damage than doing it by hand. When they are cleaned out, the irrigation lines should also be replaced it needed. Some areas are being undermined (erosion) especially by some of the sidewalks. This does need to be addressed this next year.

**Agricultural Committee: We have had a couple of inquires and as a reminder, please submit as much information that is available. The more information that you can give, the better.**

**It was brought up that HOA status and rules need to be updated to be more inline with what the state has accepted. Kyle Moberly was recommended and he agree to look at we have. The price could vary depending on how much and how involved we wanted to be. In the past, Ken, Dolores and Jeff had worked on the By-laws but it needs to be determined just what needs to be fixed. All of the Docs are linked together and they all need to be agreement. Keep in mind that a complete overhaul of the Docs would be very expensive.**

**Jeff made the motion that Kyle be hired to view the Docs and advise what needs to be done and to what extent so that we are in compliance, but his fee is not to exceed \$5000.00. Debra Echtenkamp second..and it passed.**

**Janet Flores stated that we need to go back to the City and complain about the traffic on Pennicle. Those present agreed that a new traffic study is needed. Janet will pursue this with the City.**

**Budget is the same as last year. Jeff Schwehn made the motion to accept it as it is and Ron Depiazza seconded.**

**Board: Kyle Moberly nominated Ron Depiazza and Mark Kaczmarek as Directors and Jess seconded. Both nominated passed. We have two new members for Directors.**

**Janet Flores got four gift certificates from Home Depot and four gift certificated from Lowes for out drawing. The following received either a Home Depot or Lowes gift certificate in appreciation for their attendance at the annual meeting:  
Amelia Chhristine Clement, Ron DePiazza, Lehman Barnes, Jack Pruett, Gloria Hacker, Wendy Peschi, Kyle Moberly, Mark Kaczmarek.**

**President Wade Echtenkamp adjourned the meeting at 8:35 pm.**

**Respectfully submitted,  
Betty Zwilling, Property Manager**